

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

May 2, 2006
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.ci.rocklin.ca.us)

1. **Meeting Called to Order at 6:30 p.m.**
2. **Pledge of Allegiance was lead by Girl Scout Troop 1821.**
3. **Roll Call**

Commissioner Sully, Chairman
Commissioner Coleman, Vice Chairman – *absent w/cause*
Commissioner Shirhall
Commissioner Menth
Commissioner Weibert

Others Present:

Terry Richardson, Community Dev Director
Sherri Abbas, Planning Services Manager
Bret Finning, Associate Planner
Larry Wing, Engineering Services Manager
Terry Stemple, Planning Commission Secretary

About 30 others

4. **Minutes**

The minutes of the April 4, 2006 meeting were approved as submitted.
The minutes of the April 18, 2006 meeting were approved as submitted.

5. **Correspondence - None**
6. **Citizens Addressing the Commission on Non Agenda Items - None**

Scheduled Items:

7. **BLUE OAKS MARKETPLACE
CHILP'S / FIRST BANK
SUBSTANTIAL COMPLIANCE**

Request to approve Design Compliance of the architectural revisions proposed for the two buildings at the corner of Lone Tree and Blue Oaks Boulevards in Blue Oaks Marketplace.

The project is generally located at the northeast corner of the intersection of Lone Tree Boulevard and Blue Oaks Boulevard.



Sherri Abbas presented the staff report.

The Commission had questions for Staff regarding the following:

1. The height of the proposed fountain;
2. The possibility of changing the awning colors;
3. Outdoor dining language in the resolution.

Applicant Mitch F addressed the Commission and explained their request for the design change. He told the Commission that the proposed fountain is at least 10' in height.

The Commission had questions for the Applicant regarding the following:

1. The size of the proposed fountain;
2. Is there any proposed outdoor dining for the restaurant?

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Shirhall complimented the appearance of the center. He is pleased with the plaza and corner features and supports the project.

Commissioner Weibert also complimented the aesthetics of the buildings and is in support of the project.

Commissioner Menth stated that he finds the project in compliance and supports approval.

Commissioner Sully concurred with her fellow Commissioners and supports the project.

Therefore, by a unanimous vote, the Blue Oaks Marketplace buildings I and J are found to substantially compliant with DR-2001-21, subject to the condition that the fountain must be at least 10 feet high.

8. FIVE STAR PLAZA SCANDINAVIAN FURNITURE PARKING LOT FEATURE SUBSTANTIAL COMPLIANCE

Request for Design approval of the parking lot accent feature that was required to be constructed as a condition of approval for Five Star Village Phase III (Scandinavian Furniture).

The project is generally located at the southerly terminus of Five Star Boulevard.

Bret Finning presented the staff report.

The Commission had questions for Staff regarding the following:

1. Landscaping plan approval;
2. Vinyl banners on existing buildings not being in compliance with sign ordinance;
3. Previously approved walkway;
4. Temporary crosswalk reflectors

Applicant, Jeff Sheppard, Roth Architects, addressed the Commission on the design of the parking lot feature presented tonight. He stated that he could not comment on the other issues brought up. He also stated that he does not agree with Staff's recommendation to put a post and cable fence around the seating area and stated that they could stretch the landscaping 1 space each way to create an entry way into the seating area.



The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Menth stated he likes the suggestion of expanding the landscaping further. He supports the choice of the materials.

Commissioner Weibert stated that had been concerned with putting up a fence around the area. She likes the suggestion of expanding the landscape area and supports the project.

Commissioner Shirhall complimented the architect on the design. However, he stated he would not be inclined to approve the project and move it forward due to compliance issues with the existing project.

Commissioner Sully asked Staff about whether the parking lot landscaping would be coming back to the Commission or will it be left to the satisfaction of the Community Development Director. She supports the suggestion for the expanded landscaping and would also like to see the crosswalks enhanced with the parking lot feature. She does have concerns regarding the compliance issues with the banners and illuminated signage.

The Commission asked Staff what steps the City can take if the compliance issues are not met.

A discussion ensued regarding the crosswalk enhancements suggestion.

On a motion by Commissioner Menth and seconded by Commissioner Weibert, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A PARKING LOT FEATURE FOR THE FIVE STAR VILLAGE – PHASE III (Five Star Village / DR-2005-08) was approved with the following amendments:

Delete Condition A.1.

~~1. Fencing~~

~~*Prior to issuance of improvement plans or a building permit the project plans shall be amended to include a post and cable fence around the three sides of the seating area directly adjacent to the parking lot. The modification is intended to force people to enter the seating area from the trellised walkway and prevent them from trampling the landscaping to access the seating directly from the parking lot. Said fence to be constructed of metal posts painted a dark color such as black or bronze and metal cable to the satisfaction of the Community Development Director.*~~

Add conditions A.1.a.-c. to read as follows:

1. Design

- a) *Prior to issuance of improvement plans or a building permit the project plans shall be amended to provide that the sidewalk linking the parking lot feature to both the Scandinavian Furniture Building and the existing Phase II structures shall extend completely across the parking lot to the concrete sidewalks in front of both buildings. The sidewalk shall be constructed in its entirety of concrete to match that used in front of the Scandinavian Furniture Building including color and texture / imprinting and shall*



utilize the same “table top” crossing design at both driveway aisles to the satisfaction of the Community Development Director.

- b) Prior to issuance of improvement plans or a building permit the project plans shall be amended to incorporate two additional parking spaces, one parking space in each direction, into the landscaped area. An entrance to the seating area from the parking lot shall be created. The landscaped areas shall be surrounded by a six inch raised curb. Landscape materials shall be shifted and augmented as needed to accommodate the larger landscaped area and retain the integrity of the landscape design. The preceding shall be completed to the satisfaction of the Community Development Director.*
- c) The design changes specified in a) & b) above shall be completed prior to occupancy of the Scandinavian Furniture Building to the satisfaction of the Community Development Director.*

by the following vote.

Roll Call Vote:

AYES: Commissioners Menth, Weibert & Sully
NOES: Commissioner Shirhall
ABSENT: Commissioner Coleman
ABSTAIN: None

Motion carried: 3/1

9. BLUE OAKS TOWN CENTER MERVYN'S SUBSTANTIAL COMPLIANCE

Request to approve Design Compliance of the architectural revisions proposed for the “Major Tenant A” building in the Blue Oaks Town Center.

The project is generally located at the northeast corner of the intersection of Lone Tree Boulevard and Blue Oaks Boulevard.

Sherri Abbas presented the staff report.

The Commission had questions for Staff regarding the following:

1. The substantial compliance approval or decision process.

Applicant, Craig Maitland, SSOE, Troy, MI, addressed the Commission and presented a power point presentation to them. He explained to the Commission how they came about making the change to the previously approved building. He expressed Mervyn's desire to keep their Brand identity.

The hearing was opened to the public for their comments. There being none, the hearing was closed.



Commissioner Shirhall commented that the vision of the original Blue Oaks Town Center is much different than what it is turning into. He stated that approving the building as proposed would be a travesty. He cannot support the changes proposed.

Commissioner Menth stated that there is no uniqueness in the building and is not fair to the other centers and business parks that have gone through this process and have complied. He stated he cannot support the changes.

Commissioner Weibert commented that she appreciates Mervyn's as a business. However, the building is old fashioned and outdated and appreciates the original design approved. She will not support the changes proposed.

Commissioner Sully concurred with the other Commissioner's comments and does not support the changes.

Therefore, by a unanimous vote, the Blue Oaks Town Center, Mervyn's building is found to not be substantially compliant and is denied.

10. Discussion

11. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at the Regularly Scheduled
Meeting of June 6, 2006*